

25 Wingfield Avenue

Wilmslow, Cheshire, SK9 6AJ



mosley jarman



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Offers Over £575,000

A substantially extended bay-fronted semi-detached family home, enjoying a sought-after and peaceful South Wilmslow setting with convenient access to local amenities, reputable primary schools and the open countryside of Lindow Common.

The accommodation is both spacious and versatile, ideal for modern family living. An entrance vestibule leads to a downstairs W.C./cloakroom and into a generous living room featuring a living flame gas fire set within a feature surround. To the rear, the heart of the home is a stylishly extended dining kitchen, thoughtfully designed for both everyday living and entertaining. The re-fitted kitchen incorporates a range of contemporary units together with integrated appliances including a Neff induction hob, oven and combination microwave/oven, and a Bosch dishwasher. There is ample space for both formal and informal dining, with French doors opening directly onto the rear garden. A separate utility room provides space for a washing machine and dryer and houses a Worcester Bosch combination boiler.

To the first floor, the landing leads to a particularly spacious principal bedroom, four further well-proportioned bedrooms and a family bathroom fitted with an electric Triton shower. In addition, there is a separate shower room with a walk-in shower enclosure, offering practical flexibility for growing families.



- Extended bay-fronted semi-detached home
- Spacious living room with living flame gas fire
- Five bedrooms
- South-facing rear garden with Indian stone patio
- Quiet and sought-after South Wilmslow location
- Stylish extended dining kitchen with integrated appliances
- Bathroom and separate shower room
- Driveway providing off-road parking



The Grounds & Gardens

The property benefits from a good-sized south-facing rear garden, predominantly laid to lawn and enjoying a sunny aspect. An Indian stone paved patio provides an ideal seating and entertaining area, while a substantial timber outbuilding offers excellent storage or potential for workshop/hobby use. To the front, a driveway provides off-road parking.

The Location

The property is positioned within a popular and quiet residential area of South Wilmslow, well regarded for its family-friendly environment and proximity to highly sought-after primary schools. Nearby Lindow Common offers attractive woodland and open countryside walks, while Wilmslow town centre provides a wide range of shops, restaurants and transport links.

Important Information

IMPORTANT INFORMATION

Council Tax Band: D

EPC grade: D

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband*: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile Coverage*: Mobile coverage at the property available with all main providers*.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: TBC

Tenure: Leasehold. 999 years from 1960. £8 per annum ground rent.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. 44 Alderley Road, Wilmslow, Cheshire, SK9 1NY. Email: wilmslow@mosleyjarman.co.uk

Postcode: **SK9 6AJ**

What 3 Words: **product.limelight.pos**

Council Tax Band **DD**

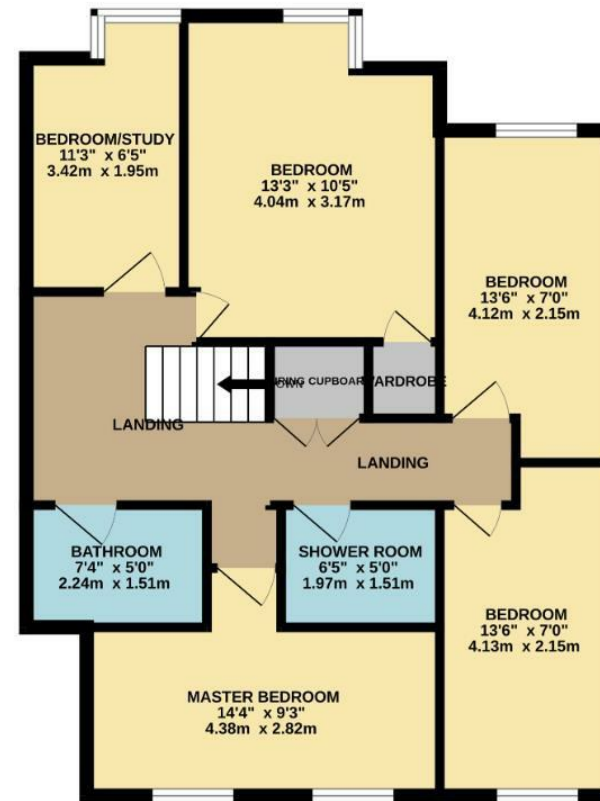
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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